








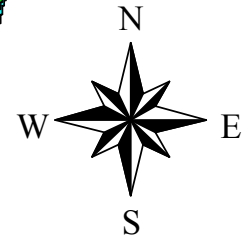


Usps.hp.shp
 Upper Swift Creek Plan amendment
 Riverbldg.shp
 Genstr.shp
 Lakes.p.shp
 Shape.s2.shp
 bar
 crmic
 do.t
 int
 listar
 rmic
 es.wm.bl.pape

 Appomattox watershed
 Metoca village plan 3.sph
 village commercial
 conservation/recreation
 residential 0.5 u.a.c. or less
 residential 1.0 u.a.c. or less
 residential 1.5 u.a.c. or less
 residential 2.5 u.a.c. or less
 Complete the map





Upper Swift Creek Plan amendment **Citizen's Meeting 3/17/04**

Recap last meeting

At the 2/24/04 citizen's meeting, staff:

Reviewed

Existing conditions and development trends within the Plan geography

Explained

- **What the Plan is (the Plan is a long range blueprint for shaping the future of the area)**
- **What it is not (the Plan is not the immediate solution to existing issues)**

Explained

- **What the Plan amendment process can do (the Plan amendment process can produce a long range plan for shaping the future of the area, and it can generate discussion that may suggest ways current issues could be addressed)**
- **What the Plan amendment process cannot do (the Plan amendment process alone cannot address current issues, which require separate initiatives)**

Heard

Some of the concerns that motivate citizens to participate in the Plan amendment process

Upper Swift Creek Plan amendment **Citizen's Meeting 3/17/04**



Upper Swift Creek Plan
amendment geography.

This meeting, we will:

Review

- How the Upper Swift Creek Plan, as well as area conditions and trends, compare with the county as a whole
- Are the area's problems unique in Chesterfield?
- Is growth in the area out of control?

Review

Concerns shared by citizens at the last meeting, with some possible suggestions for possible redress

Record

Any other concerns that might not have been expressed previously

Prepare

For the next meeting (3/29/04) – Visioning for the future

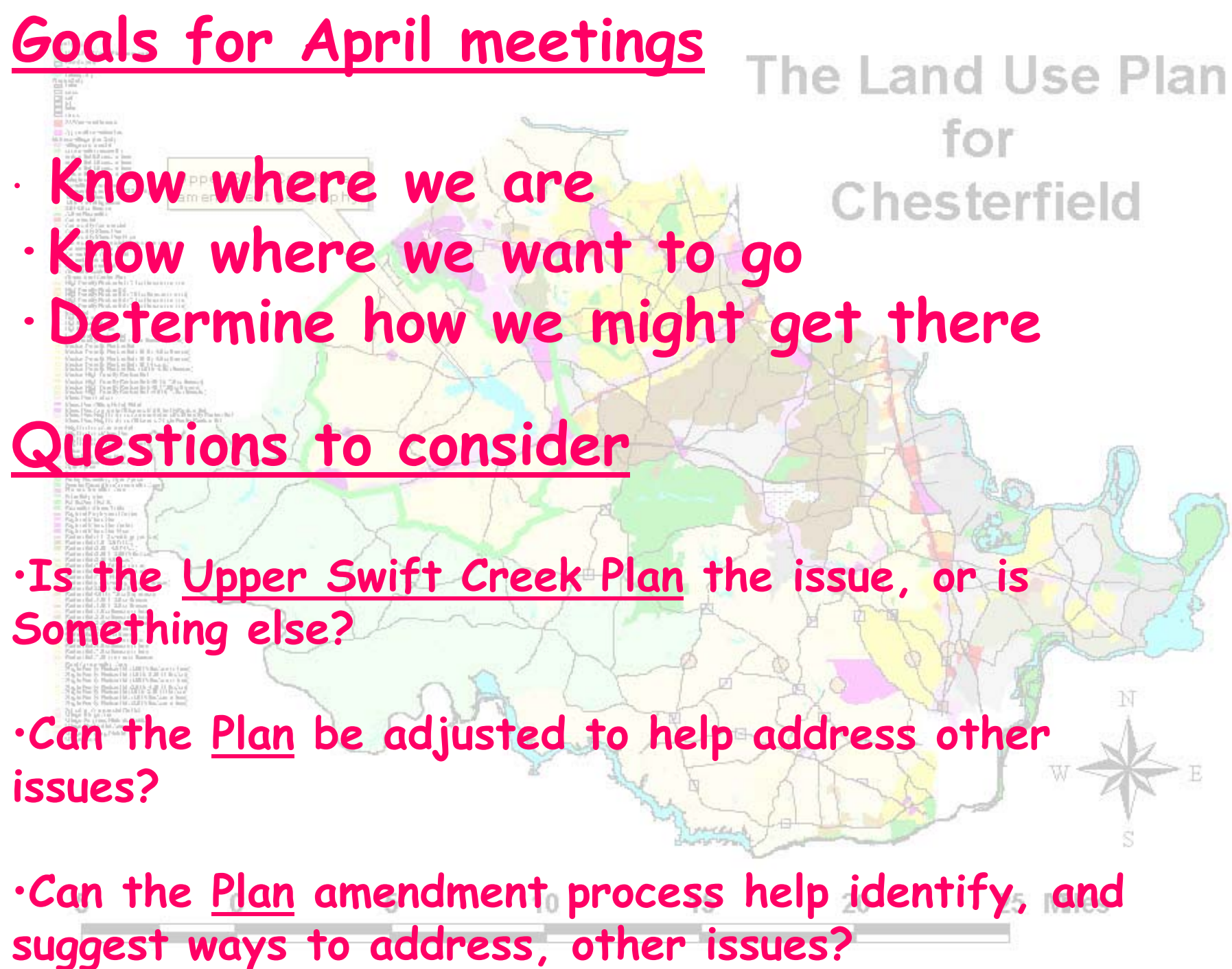
Goals for April meetings

- Know where we are
- Know where we want to go
- Determine how we might get there

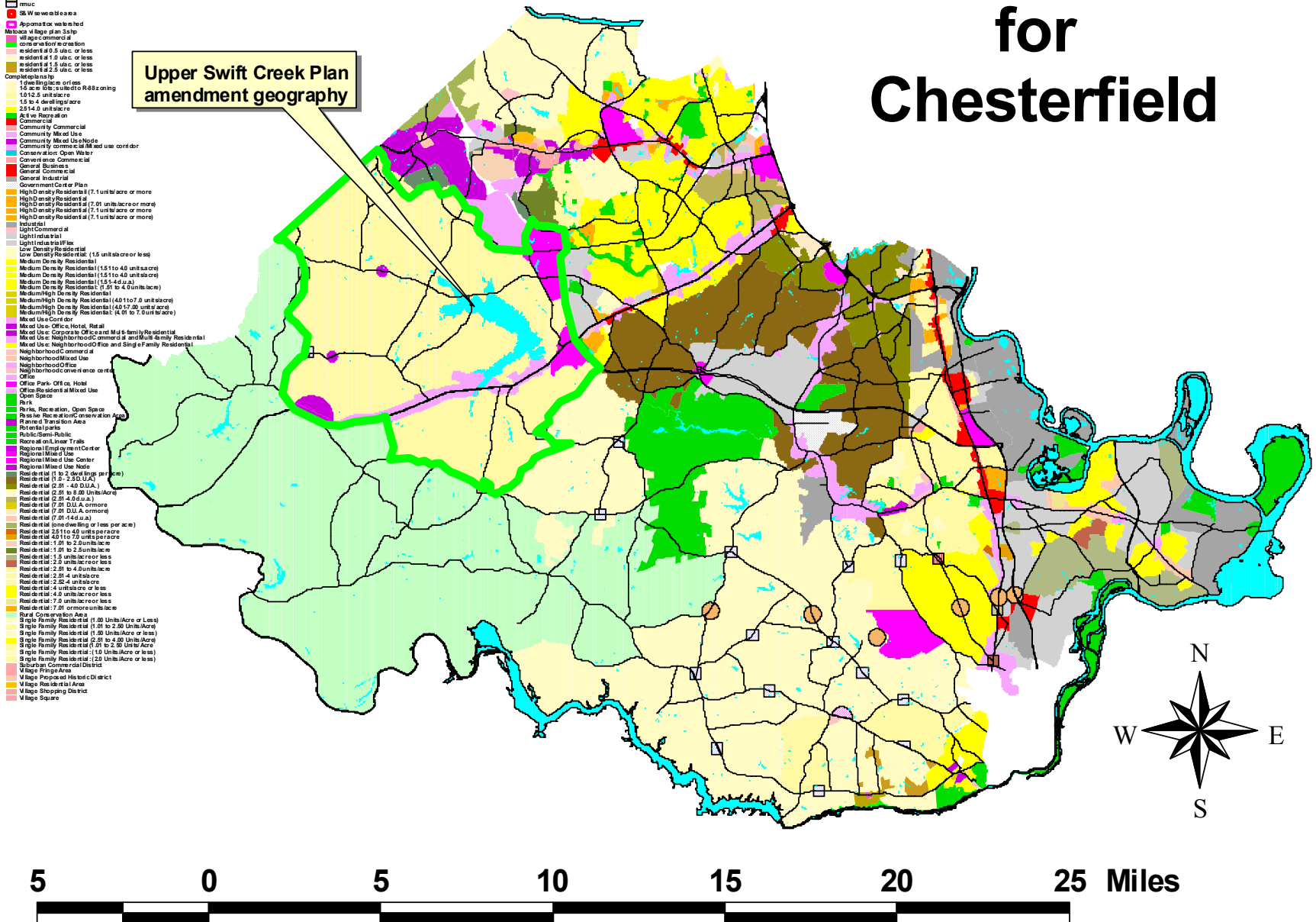
Questions to consider

- Is the Upper Swift Creek Plan the issue, or is Something else?
- Can the Plan be adjusted to help address other issues?
- Can the Plan amendment process help identify, and suggest ways to address, other issues?

The Land Use Plan for Chesterfield



Uscps.hp.shp
 Upper Swift Creek Plan amendment
 Riverbldg.shp
 Genstr.shp
 Lakes.shp
 Shape.s2.shp
 bctar
 crmic
 do.t
 int
 listar
 rmic
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Current Plan (Upper Swift Creek Plan) adopted 1991

Portion of Plan
to be included in the
Northern Area Plan
amendment

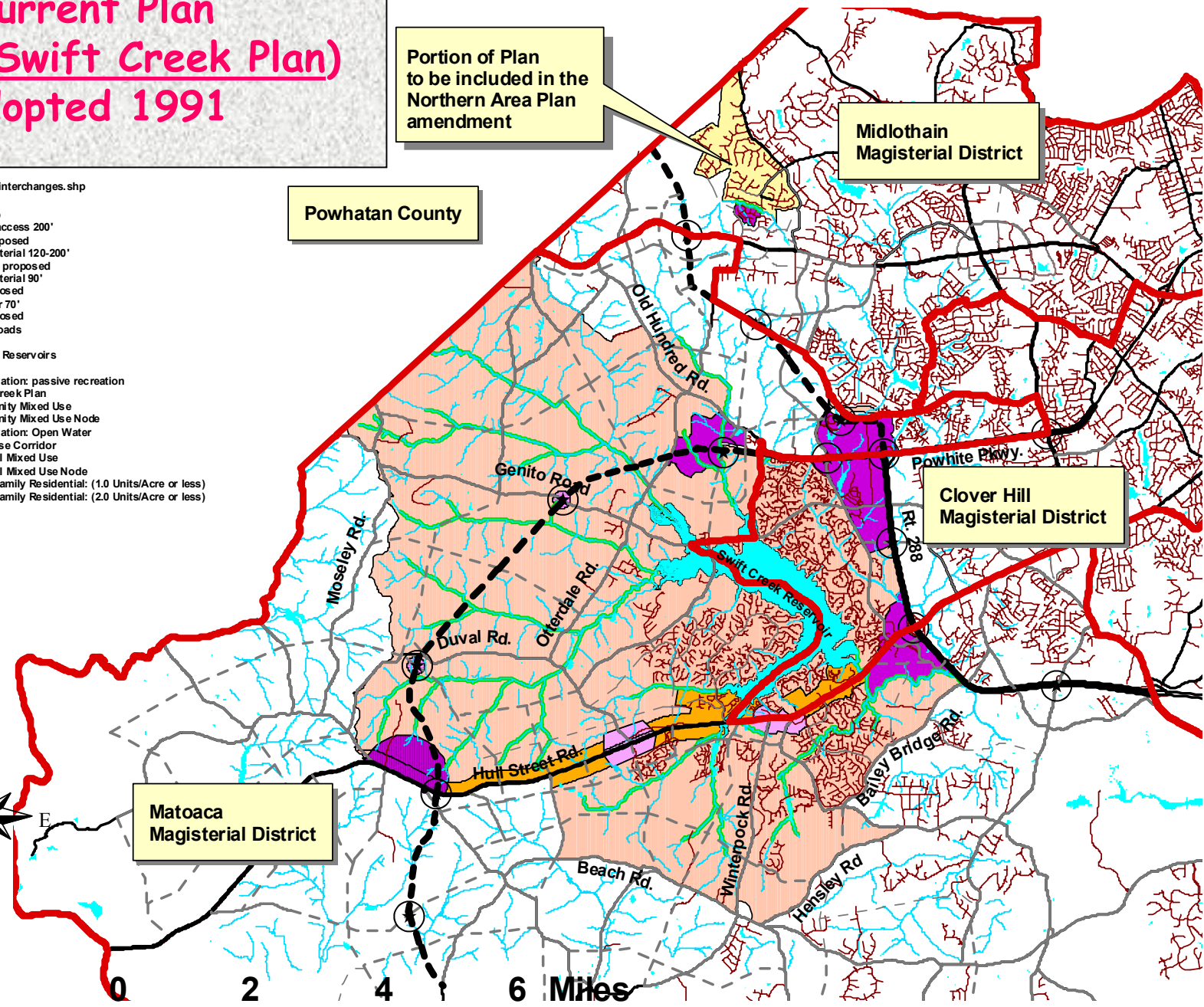
Midlothain
Magisterial District

Powhatan County

Clover Hill
Magisterial District

Matoaca
Magisterial District

- ★ Usc interchanges.shp
- Usc thoro.shp
 - limited access 200'
 - 200' proposed
 - major arterial 120-200'
 - 120-200' proposed
 - major arterial 90'
 - 90' proposed
 - collector 70'
 - 70' proposed
 - Major Roads
 - Streets
- Lakes & Reservoirs
- Streams
- Conservation: passive recreation
- Upper Swift Creek Plan
 - Community Mixed Use
 - Community Mixed Use Node
 - Conservation: Open Water
 - Mixed Use Corridor
 - Regional Mixed Use
 - Regional Mixed Use Node
 - Single Family Residential: (1.0 Units/Acre or less)
 - Single Family Residential: (2.0 Units/Acre or less)

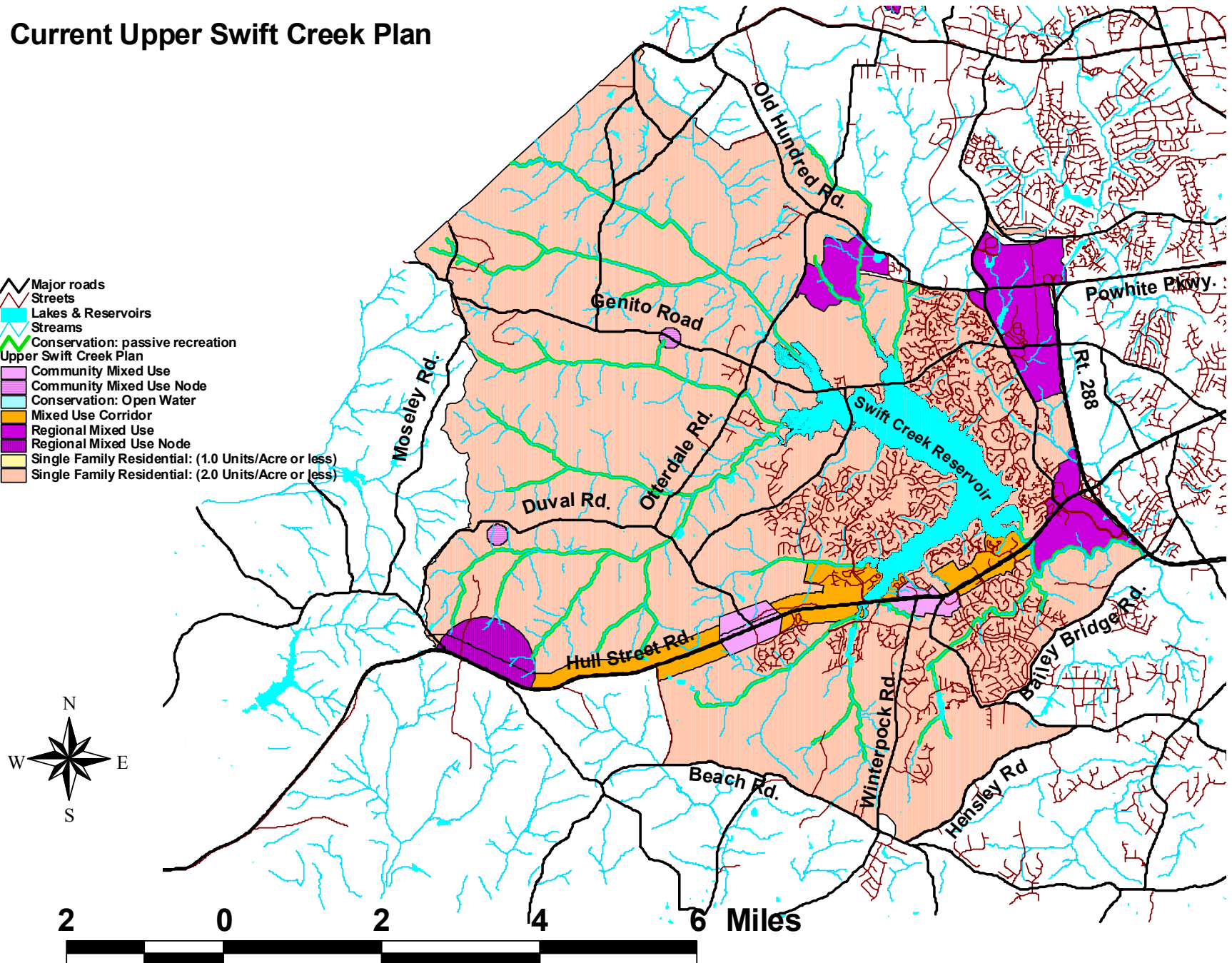


Current Upper Swift Creek Plan

- Major roads
- Streets
- Lakes & Reservoirs
- Streams
- Conservation: passive recreation

Upper Swift Creek Plan

- Community Mixed Use
- Community Mixed Use Node
- Conservation: Open Water
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Current Upper Swift Creek Plan

★ Usc interchanges.shp

Usc thoro.shp

limited access 200'

200' proposed

major arterial 120-200'

120-200' proposed

major arterial 90'

90' proposed

collector 70'

70' proposed

Major roads

Streets

Lakes & Reservoirs

Streams

Conservation: passive recreation

Upper Swift Creek Plan

Community Mixed Use

Community Mixed Use Node

Conservation: Open Water

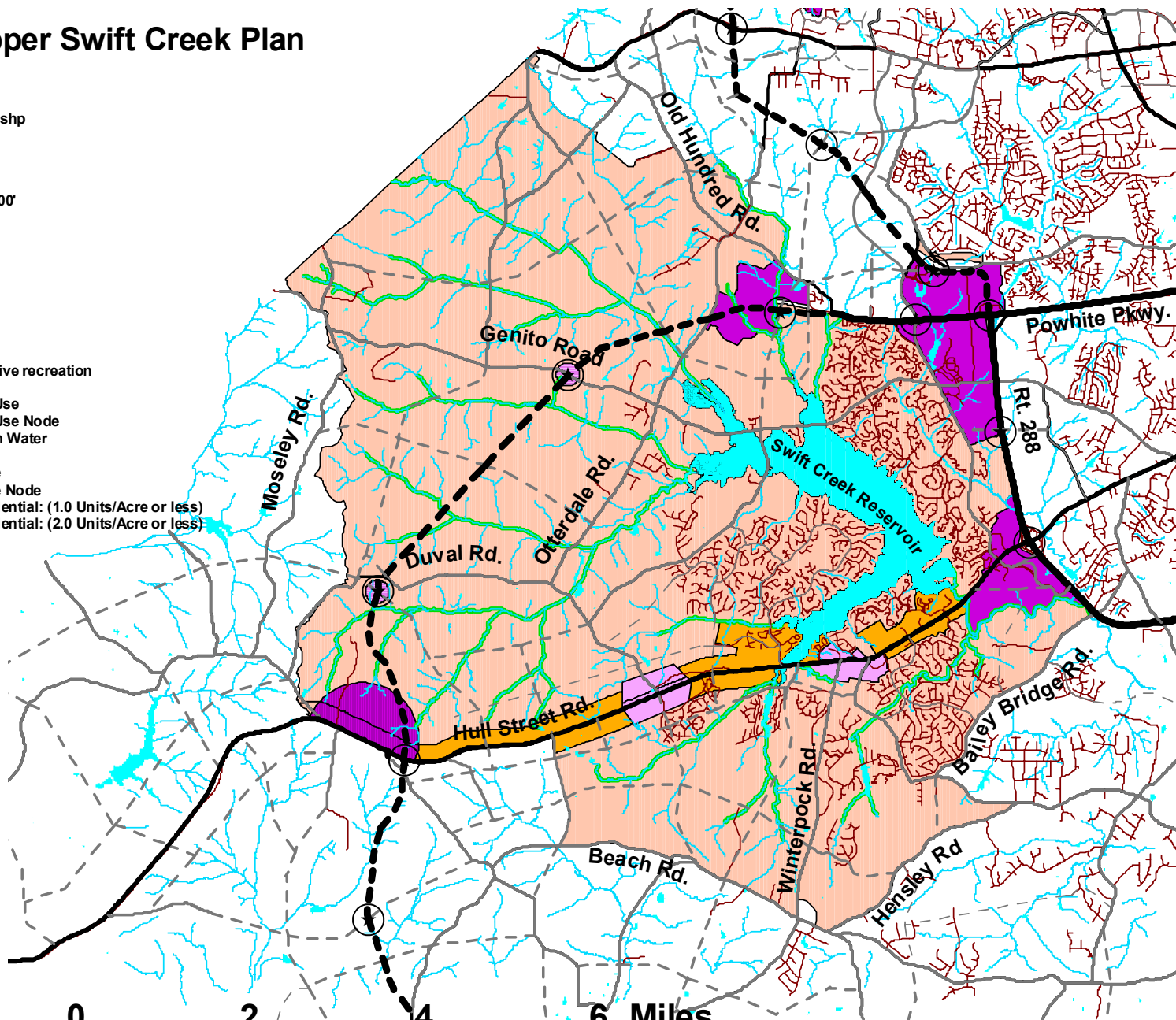
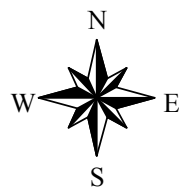
Mixed Use Corridor

Regional Mixed Use

Regional Mixed Use Node

Single Family Residential: (1.0 Units/Acre or less)

Single Family Residential: (2.0 Units/Acre or less)

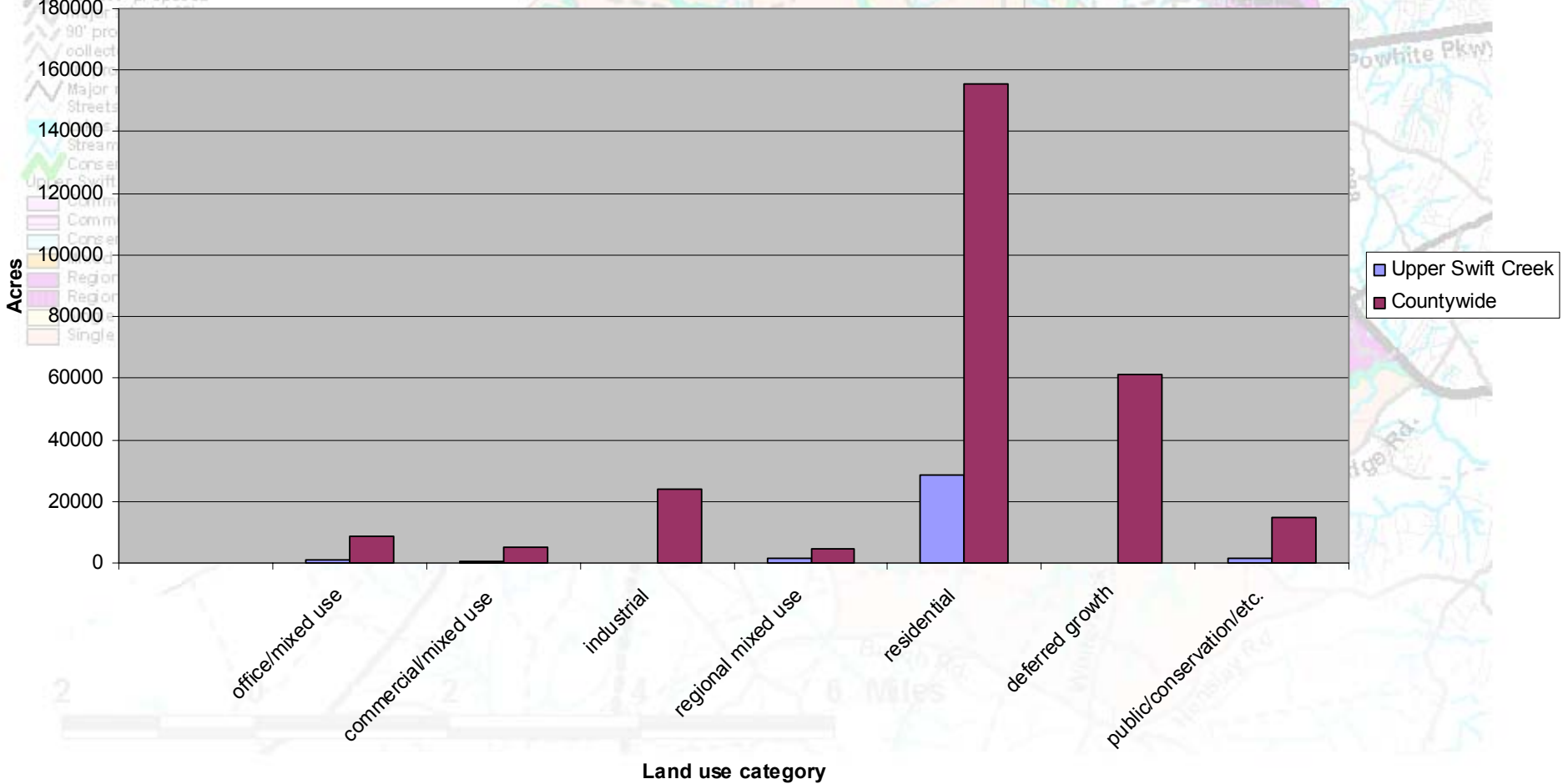


Upper Swift Creek Plan (current Plan)

- Use interchanges.shp
- Use thoro.shp
- limited access 200'
- 200' proposed
- major arterial 120-200'
- 120-200' proposed
- 180000
- 160000
- 140000
- 120000
- 100000
- 80000
- 60000
- 40000
- 20000
- 0



Current Land Use Plan

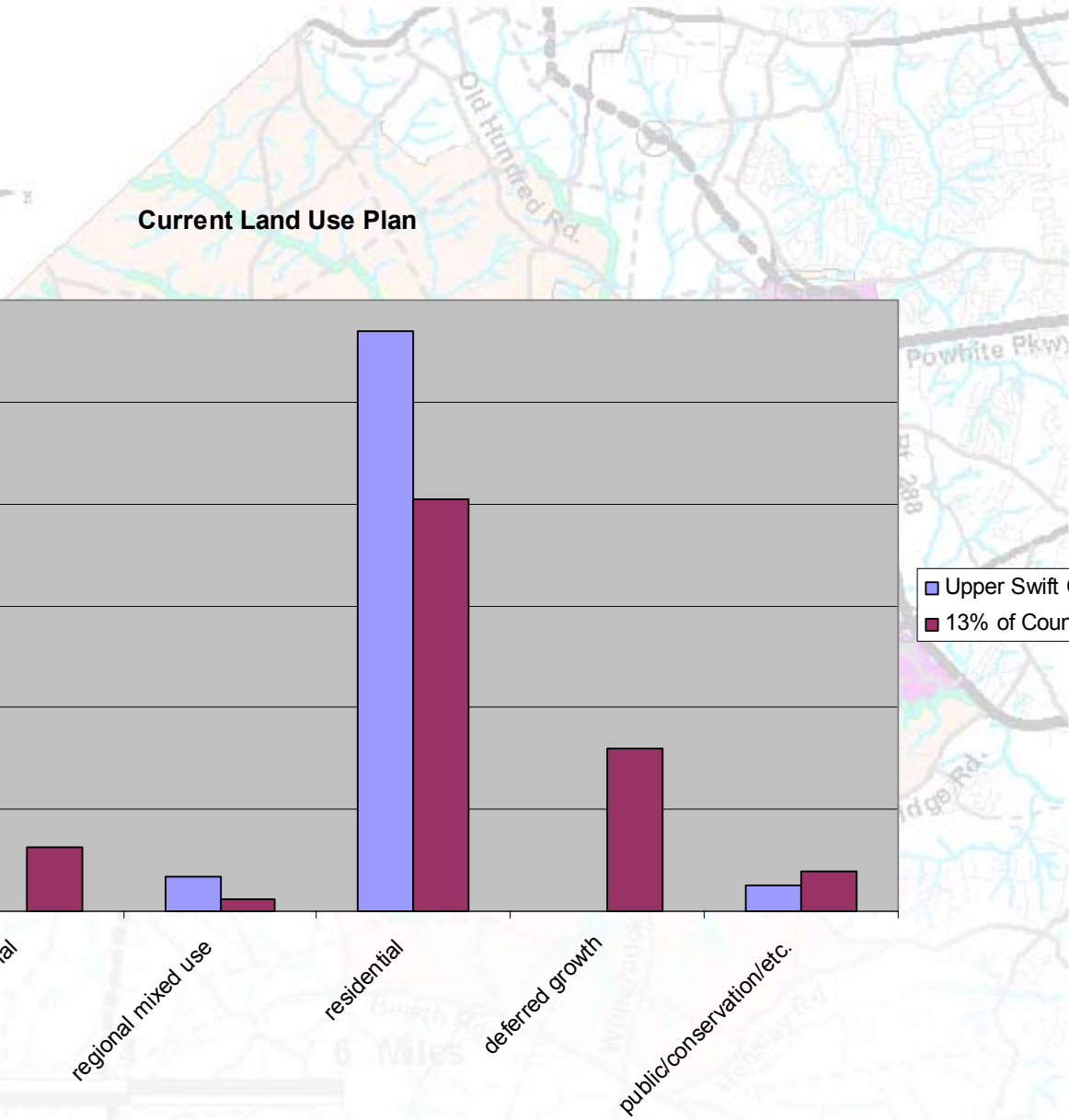


Upper Swift Creek Plan (current Plan)

- Use interchanges.shp
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- limited access 200'
- 200' proposed
- major arterial 120-200'
- 120-200' proposed
- 30000
- 25000
- 20000
- 15000
- 10000
- 5000
- 0



Current Land Use Plan



Acres

Upper Swift Creek
13% of Countywide

office/mixed use

commercial/mixed use

industrial

regional mixed use

residential

deferred growth

public/conservation/etc.

Land use category

Upper Swift Creek Plan (current Plan)

Consolidated Eastern Area Plan Industrial Reserve

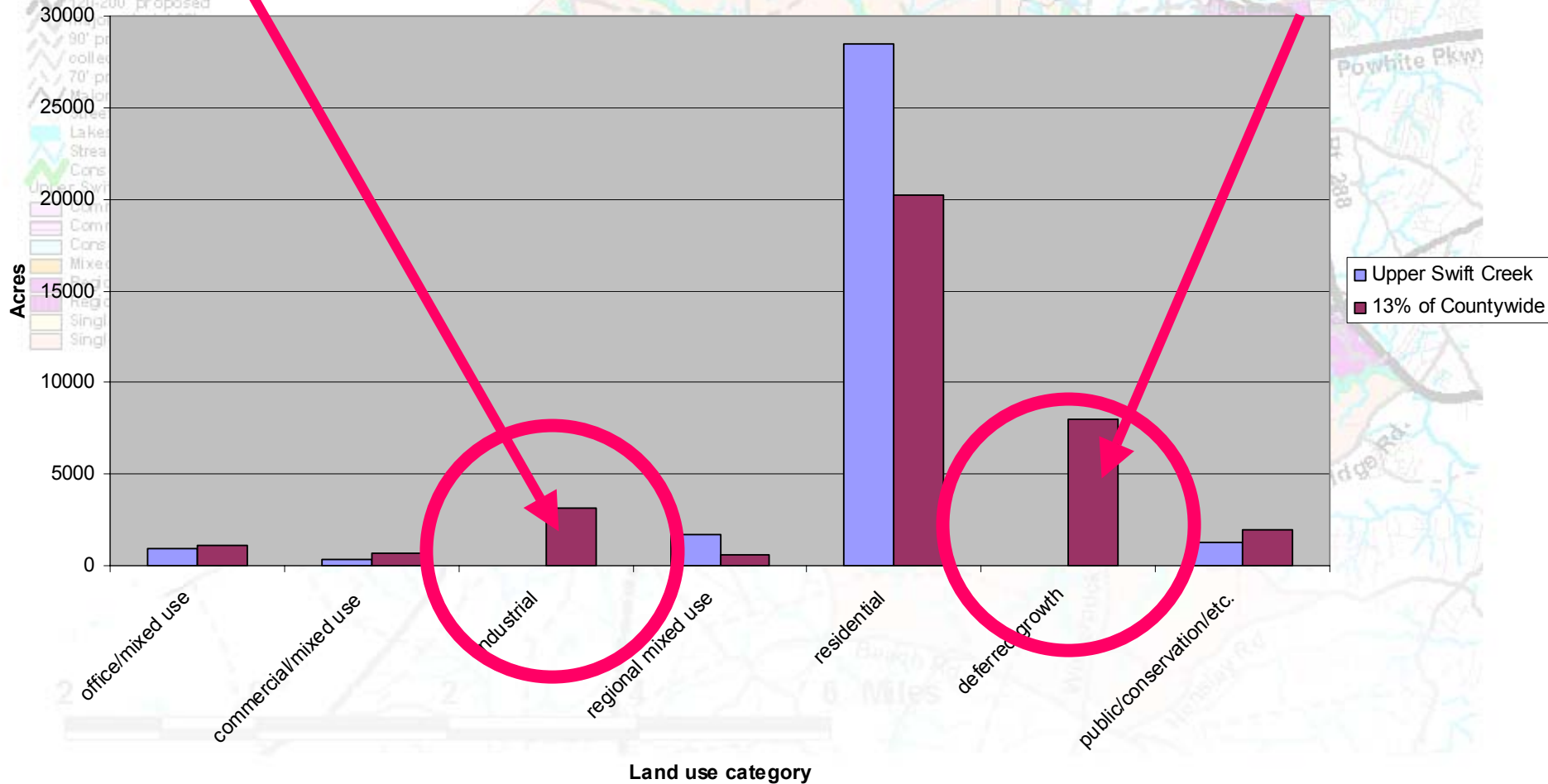


Upper Swift Creek Plan (current Plan)

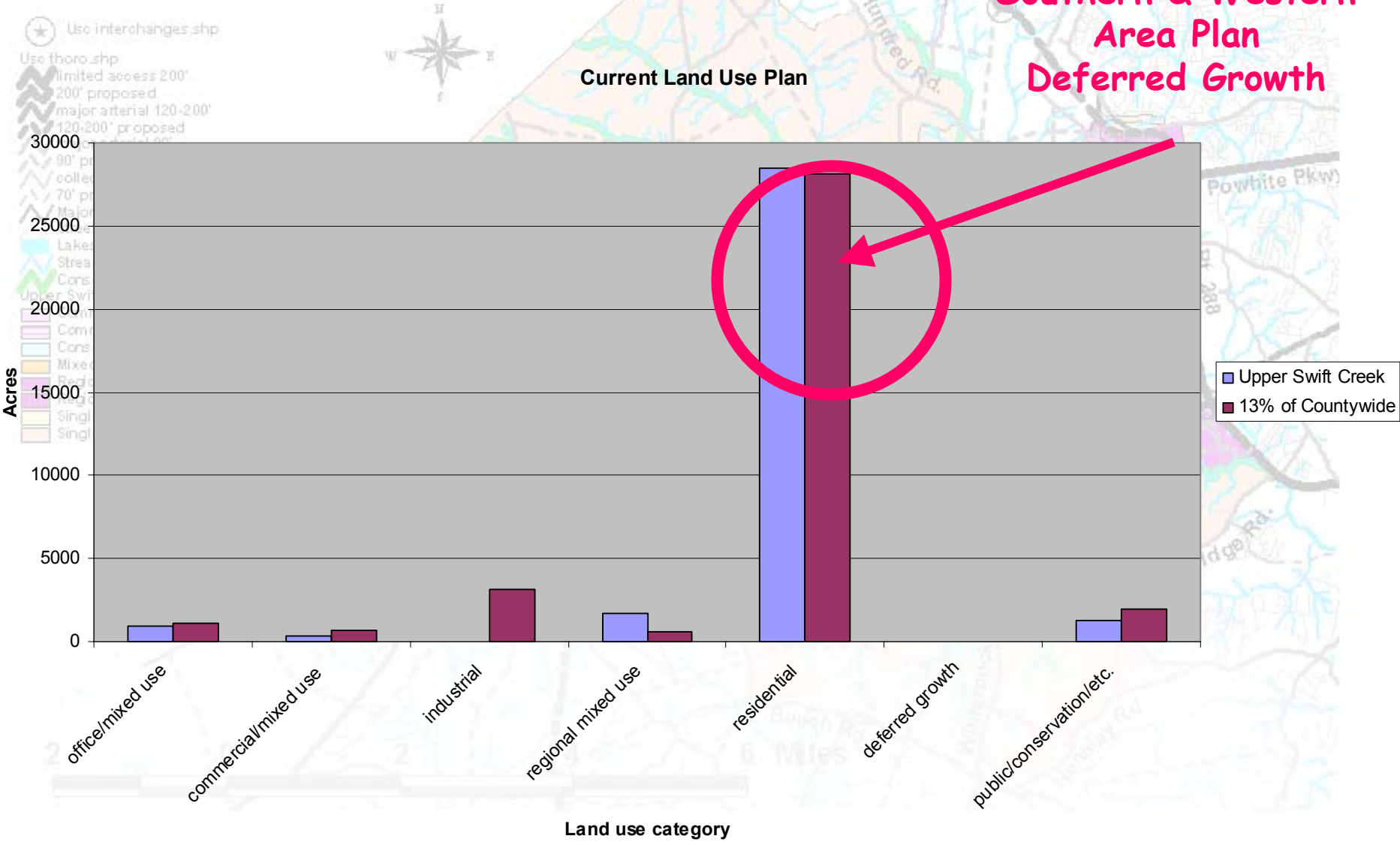
**Consolidated Eastern
Area Plan
Industrial Reserve**

**Southern & Western
Area Plan
Deferred Growth**

Current Land Use Plan



Upper Swift Creek Plan
(current Plan)

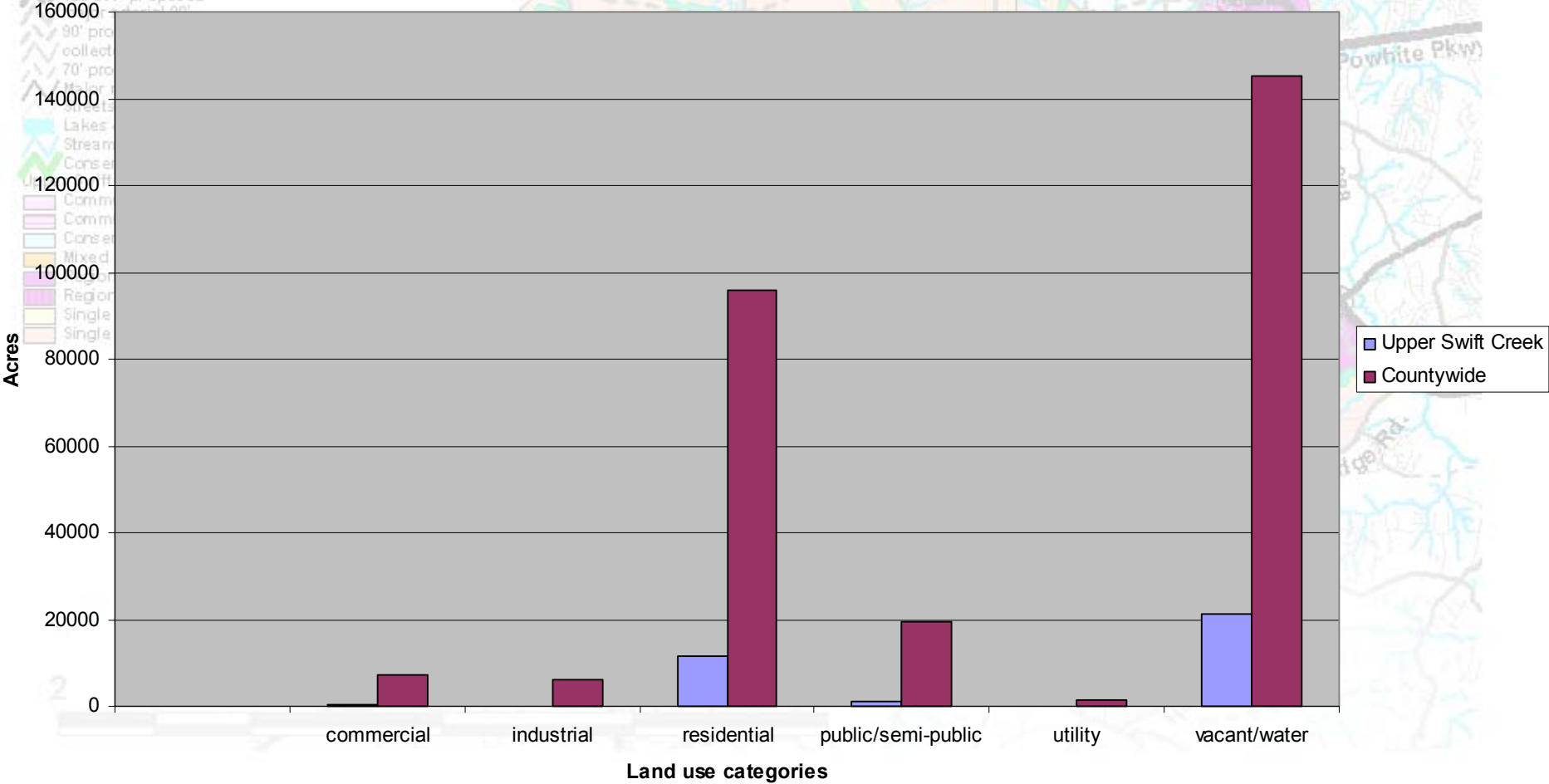


Upper Swift Creek Plan (current Plan)

- Use interchanges.shp
- Use thoro.shp
- limited access 200'
- 200' proposed
- major arterial 120-200'
- 120-200' proposed
- 90' proposed
- collect
- 70' proposed
- Major Arterial
- Streets
- Lakes
- Stream
- Conservation
- Conservation
- Mixed
- Regional
- Single
- Single



Development patterns as of 12/31/02

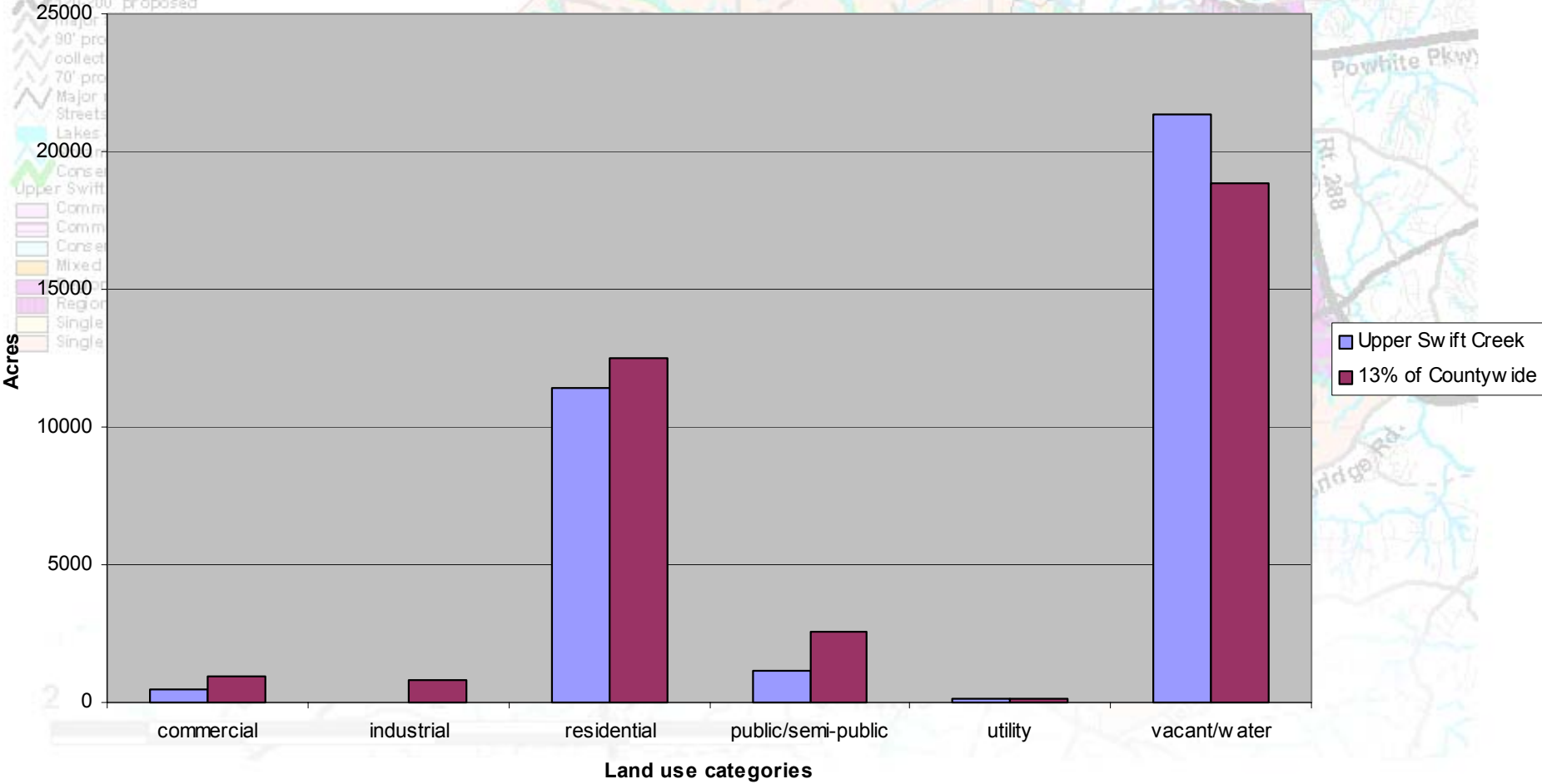


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- 90' proposed
- collect 70'
- 70' proposed
- Major Streets
- Lakes
- Conservation
- Upper Swift
- Comm
- Comm
- Conservation
- Mixed
- 15000
- Region
- Single
- Single



Development patterns as of 12/31/02



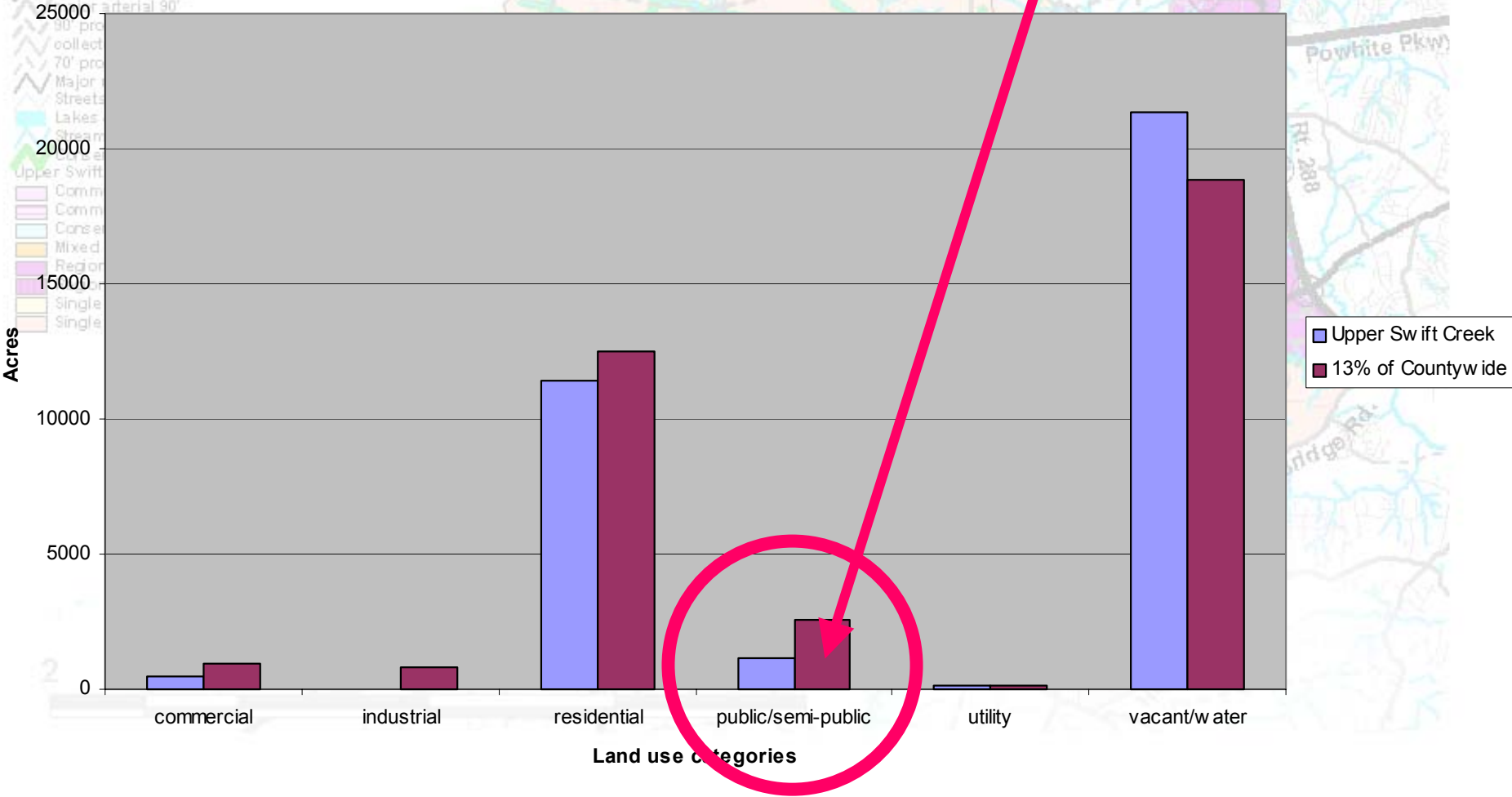
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- Streets
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- Comm
- Comm
- Cons
- Mixed
- Region
- 15000
- Single
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Development patterns as of 12/31/02

Includes
Pocahontas State Park
Dutch Gap Conservation Area
Presquile National Wildlife Refuge

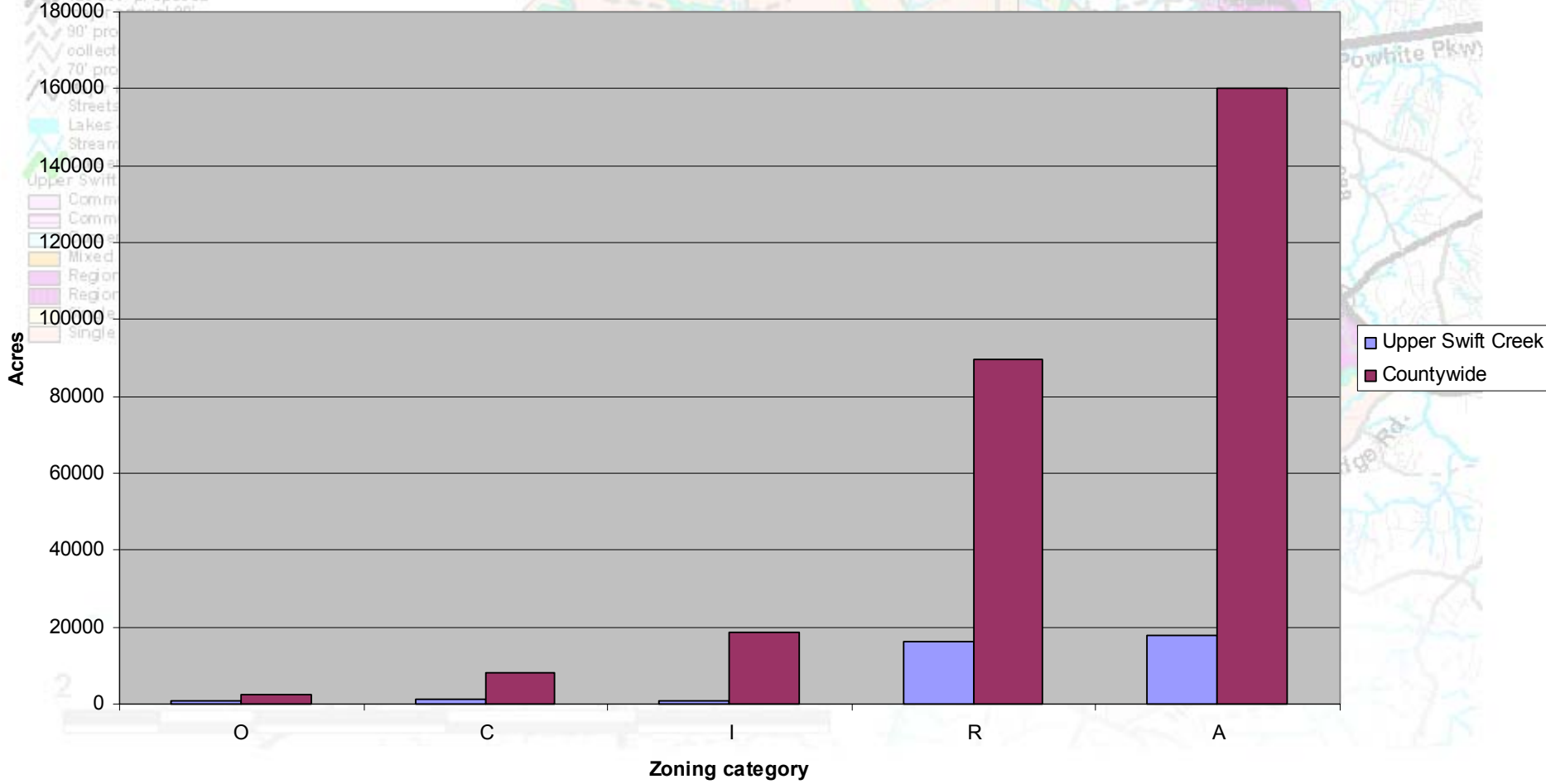


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- Comm
- Comm
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- Region
- Region
- Single



Zoning as of 3/6/04

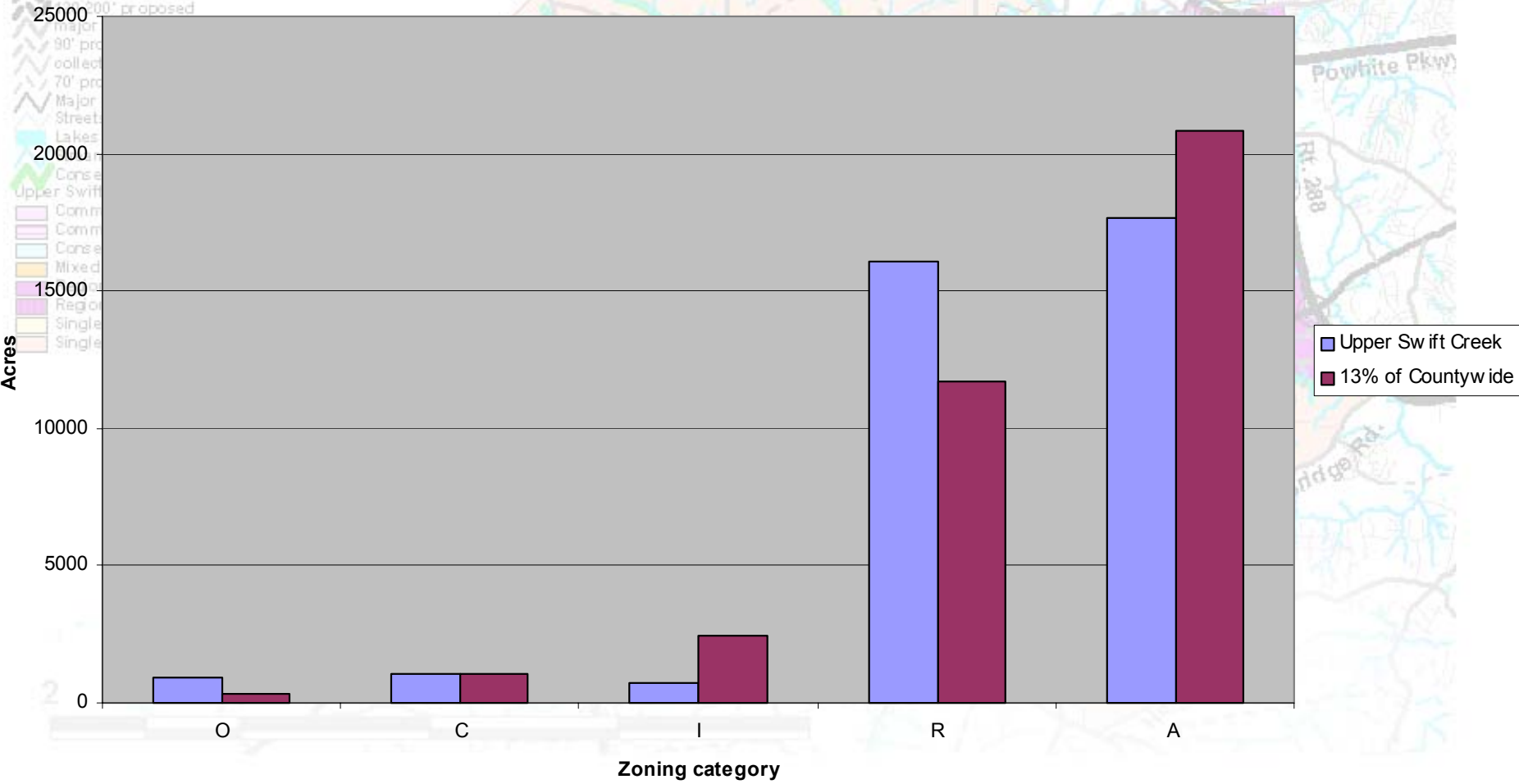


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Zoning as of 3/6/04

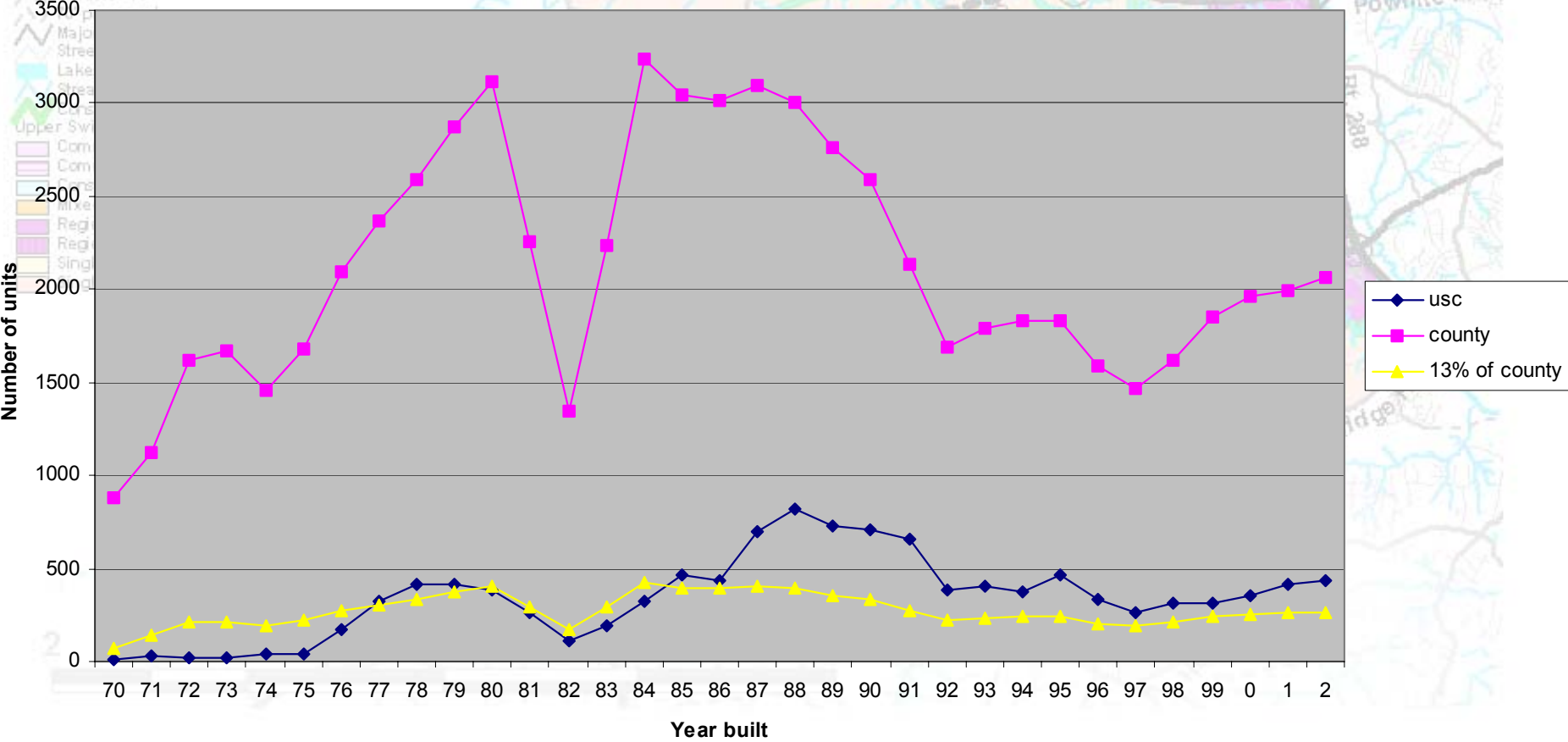


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- major arterial 90'
- 90' proposed
- collector 70'



Single family - year built, 1970 through 2002



Current Upper Swift Creek Plan

★ Usc interchanges.shp

Usc thoro.shp

limited access 200'

200' proposed

major arterial 120-200'

120-200' proposed

major arterial 90'

90' proposed

collector 70'

70' proposed

Major roads

Streets

Lakes & Reservoirs

Streams

Conservation: passive recreation

Upper Swift Creek Plan

Community Mixed Use

Community Mixed Use Node

Conservation: Open Water

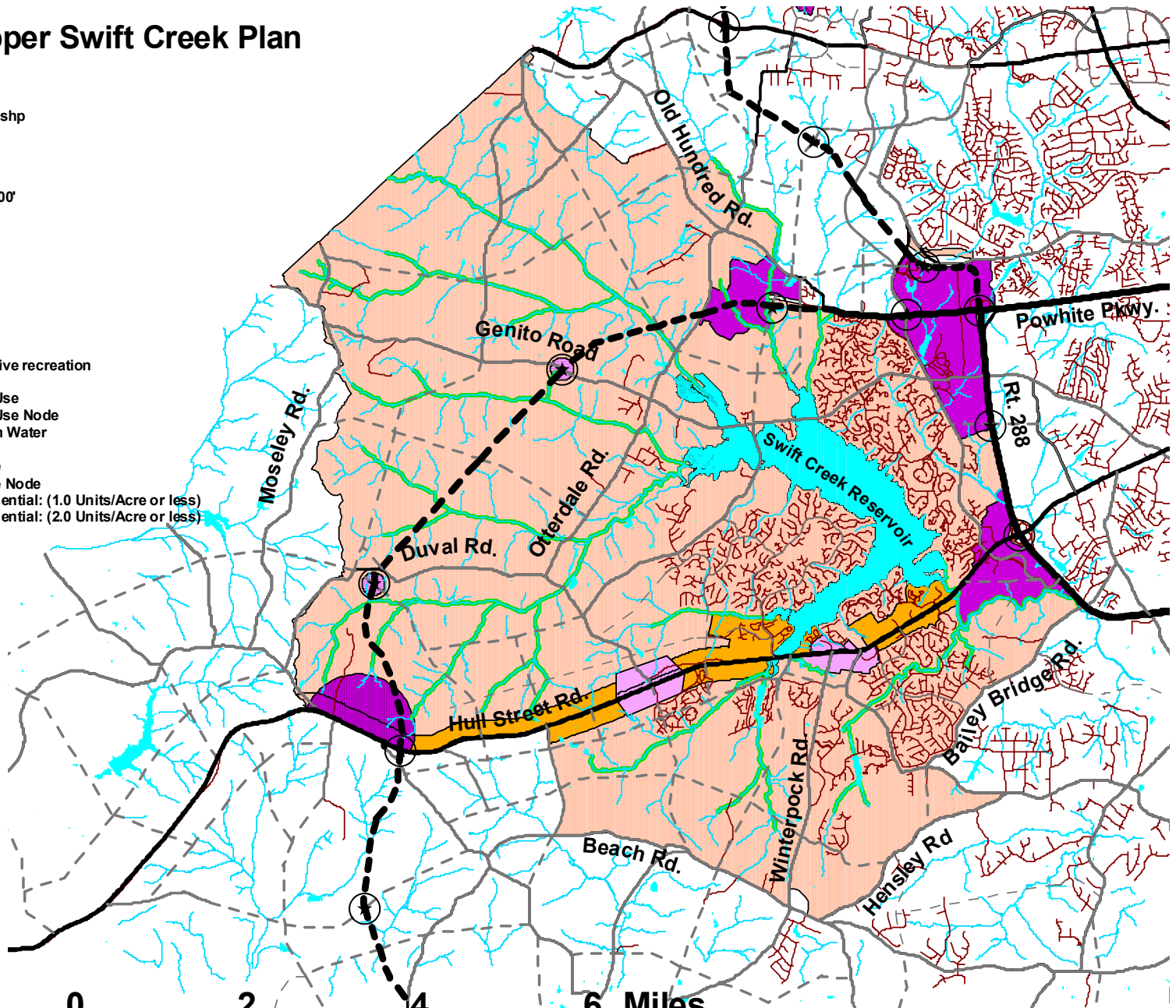
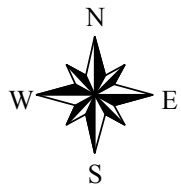
Mixed Use Corridor

Regional Mixed Use

Regional Mixed Use Node

Single Family Residential: (1.0 Units/Acre or less)

Single Family Residential: (2.0 Units/Acre or less)



Impacts of development on capital facilities:

- Cash proffers, and the adequacy of the program to address impacts of residential development on capital facilities
 - Amounts received
 - When are monies received and when are needed improvements funded
 - Some developments are exempt from cash proffers
 - Some developments don't have to offer the current estimated amount
 - Adequacy of the cash proffer policy to address impacts of development
- Phasing of development to address levels of service (number of units approved per year, based on adequacy of public facilities)?

These are countywide issues that go beyond the Upper Swift Creek Plan amendment. Issues regarding cash proffers and the cash proffer policy could be addressed by the Budget Department.



Water quality:

- Water quality, and the impacts of development on area streams and the Reservoir
- Advisability of locating service stations, etc. near the reservoir (possible contamination)
- Need for higher water quality standards
- Need for new standards for construction sites, to better control water quality impacts
- Better enforcement of current standards

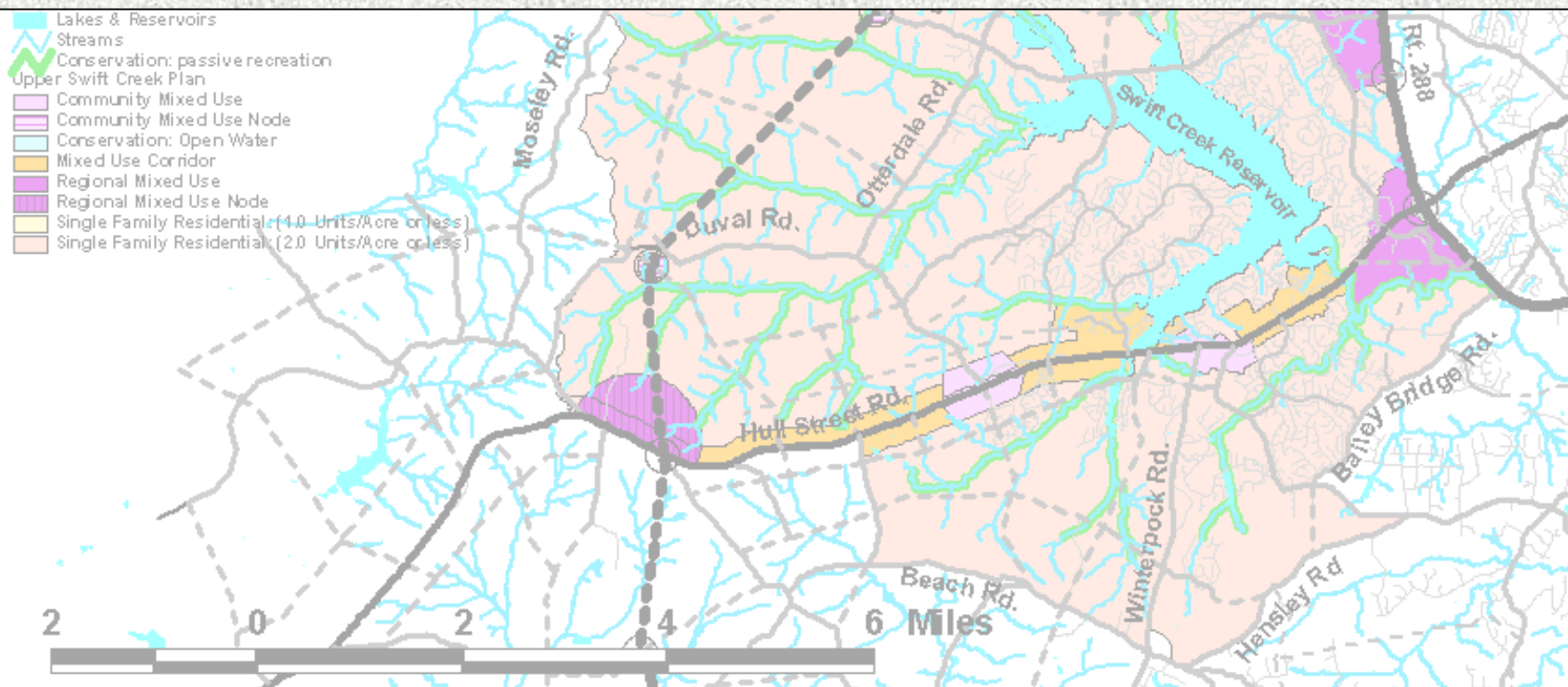
The Plan can review the potential impacts of land uses on water quality. Issues relative to water quality standards and enforcement could be addressed by the Environmental Engineering Department and by the county's Water Quality Specialists.



Schools:

- Adequacy of public facilities, especially schools
- Location criteria for schools and parks (should be located within, or near, the neighborhoods served)

These are countywide issues that are addressed by the School Board and through the Capital Improvements Program.



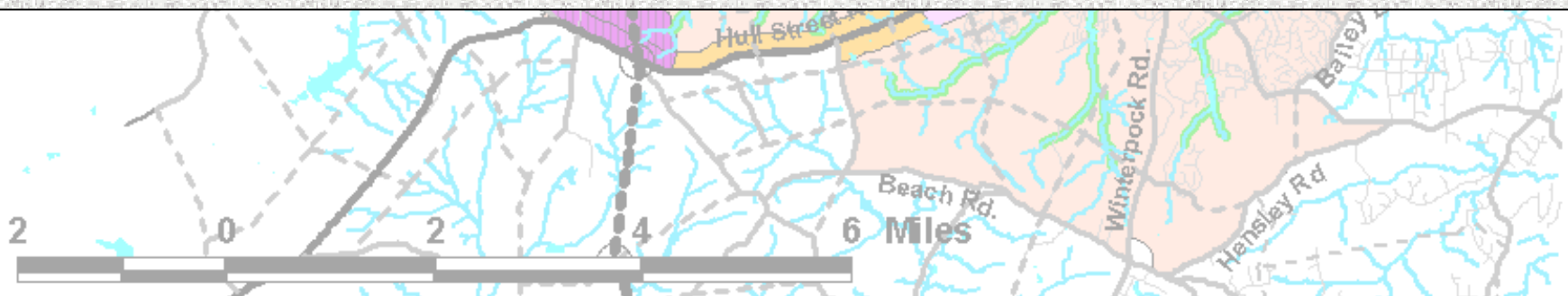
Roads:

- Adequacy of area roads, and the need to find ways to provide improvements now to address traffic impacts of current development

Improving area roads in the short-term to address current traffic problems falls outside the Upper Swift Creek Plan amendment, which attempts to anticipate and guide future development. Issues relative to short-term transportation issues could be addressed by the Transportation Department.

- Adequacy of funding for area roads shown on the Thoroughfare Plan in the future, and the need to fund additional improvements to address traffic impacts of future anticipated development

This is a countywide issue that goes beyond the Upper Swift Creek Plan amendment. Issues relative to long-term transportation funding could be addressed by the Transportation Department.

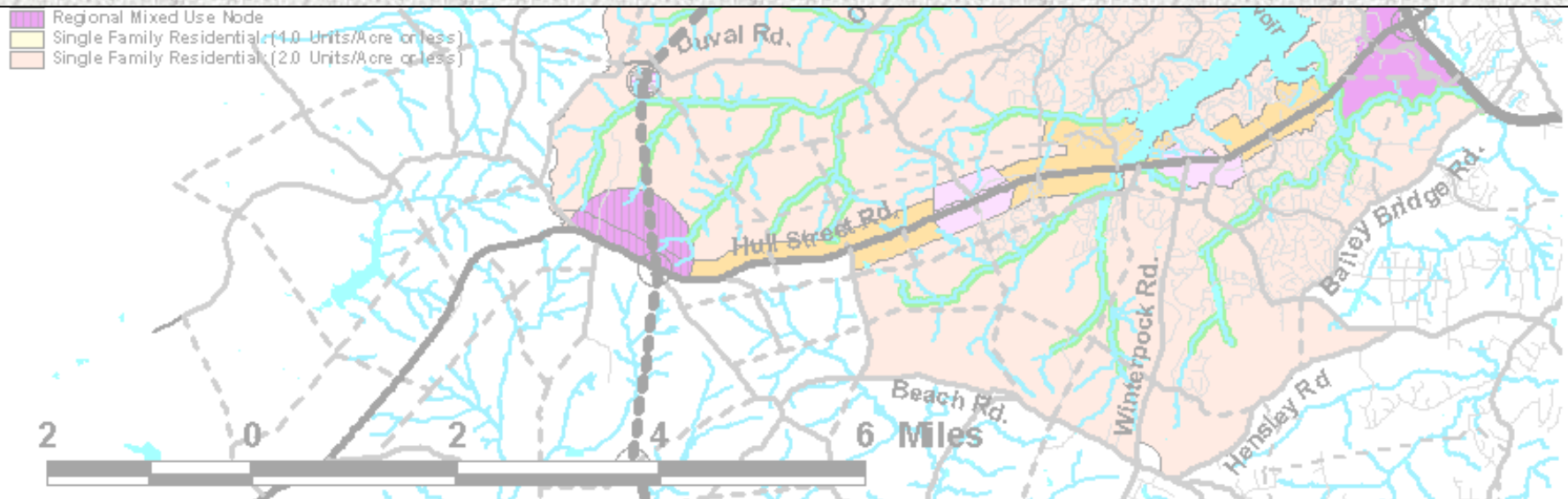


Green space/open space:

- Adequacy of the Plan to promote green space
- How to protect visual resources

The Plan amendment process will review how to promote green space and open space. The Plan amendment process will review how to protect visual resources.

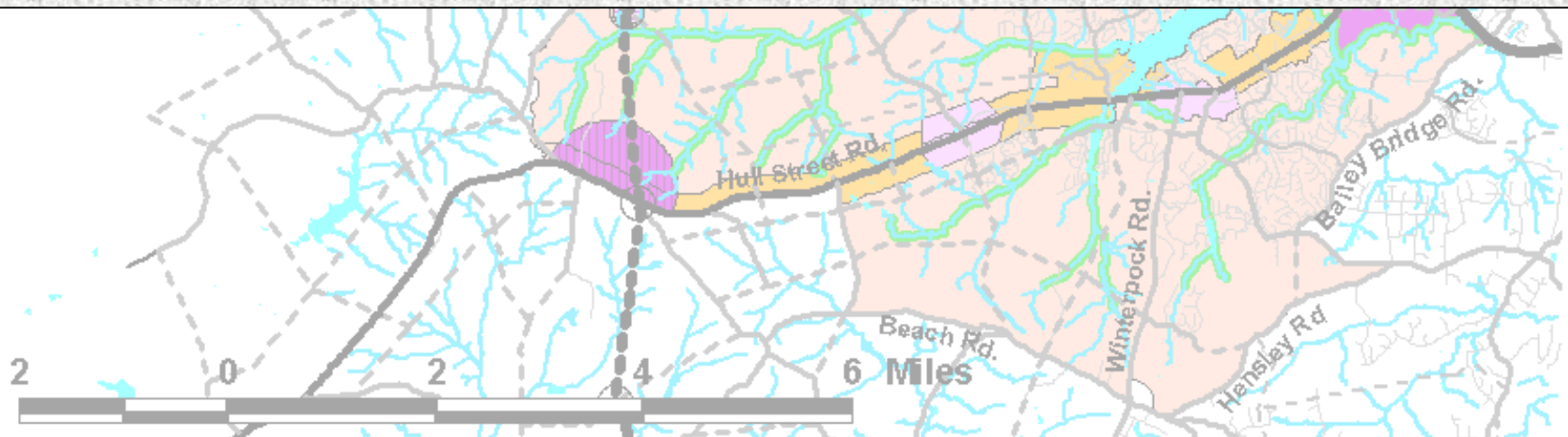
Issues relative to greenways planning could be addressed by the Parks and Recreation Department.



Land Use Plan:

- Appropriateness of current Plan recommended residential densities, and should these be lowered
- Appropriateness of extending the deferred growth area into the Upper Swift Creek Plan geography, as a growth management tool
- Adequacy of the current Plan to address the balance between residential and non-residential uses
- Promotion of non-residential uses

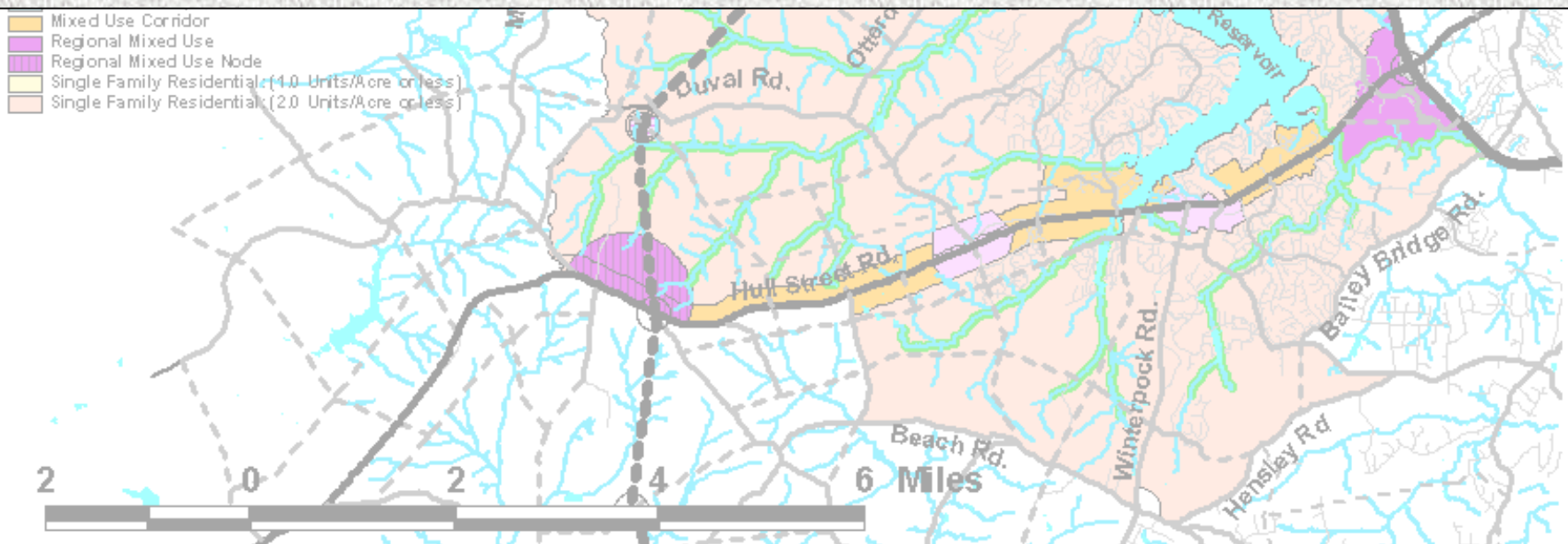
The Plan amendment process will review these issues.



New growth management tools:

- Advisability of using some of the growth management tools outlined in the memo from the County Attorney dated 9/12/02

Many of these are countywide issues that go beyond the Upper Swift Creek Plan amendment. However, the Planning Department will review, through the Plan amendment process, growth management tools that can be implemented through the Plan. Some of the growth management tools outlined in the memo may need to be explored by other county departments through other processes.

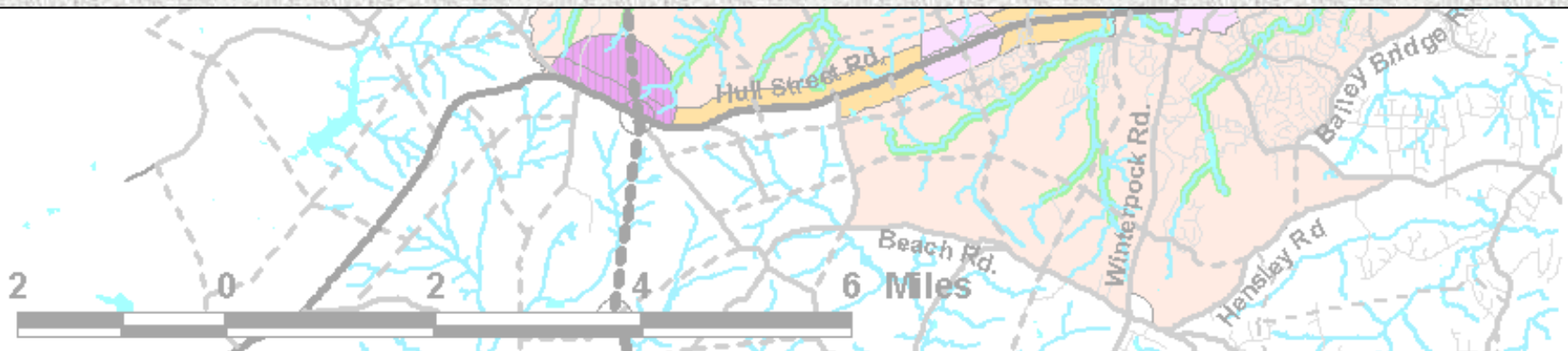


Implementation:

- How to ensure that the Plan is implemented once adopted

The Plan, in its adopted form, will be used by county staff, the Planning Commission, and Board of Supervisors as a guide for decisions affecting the County including, but not limited to, decisions regarding land use, road networks and future rezoning actions. In addition, staff can recommend, and the Board adopt, implementation ordinances with the Plan amendment.

Citizens must participate in discussions with county staff and elected officials as the Plan and ordinances are considered for adoption, as well as provide support for the Plan's goals and recommendations after the Plan is adopted (implementation of goals and recommendations, support for recommended initiatives and ordinances, review of rezoning requests, etc.)

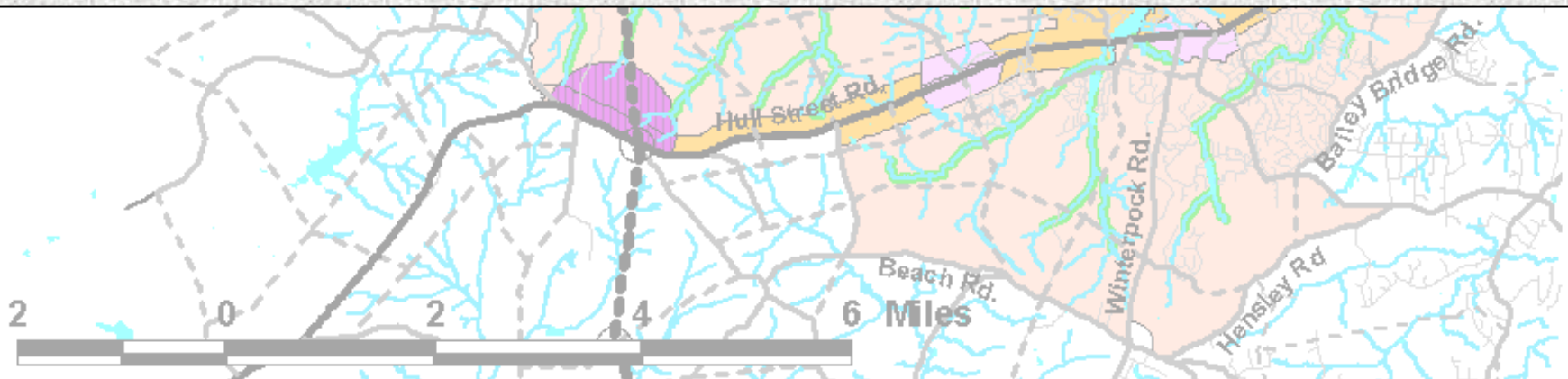


Interpretation of the law:

•Current practice of approving zoning cases solely on the basis of compliance with the land use plan with respect to uses and densities, the proffered use of water and sewer, the cash proffer policy, etc. Does this address the ten criteria outlined in state law, which requires that:

"The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants."

This is a countywide issue that may need to be addressed by the Board of Supervisors.



Current Upper Swift Creek Plan

★ Usc interchanges.shp

Usc thoro.shp

limited access 200'

200' proposed

major arterial 120-200'

120-200' proposed

major arterial 90'

90' proposed

collector 70'

70' proposed

Major roads

Streets

Lakes & Reservoirs

Streams

Conservation: passive recreation

Upper Swift Creek Plan

Community Mixed Use

Community Mixed Use Node

Conservation: Open Water

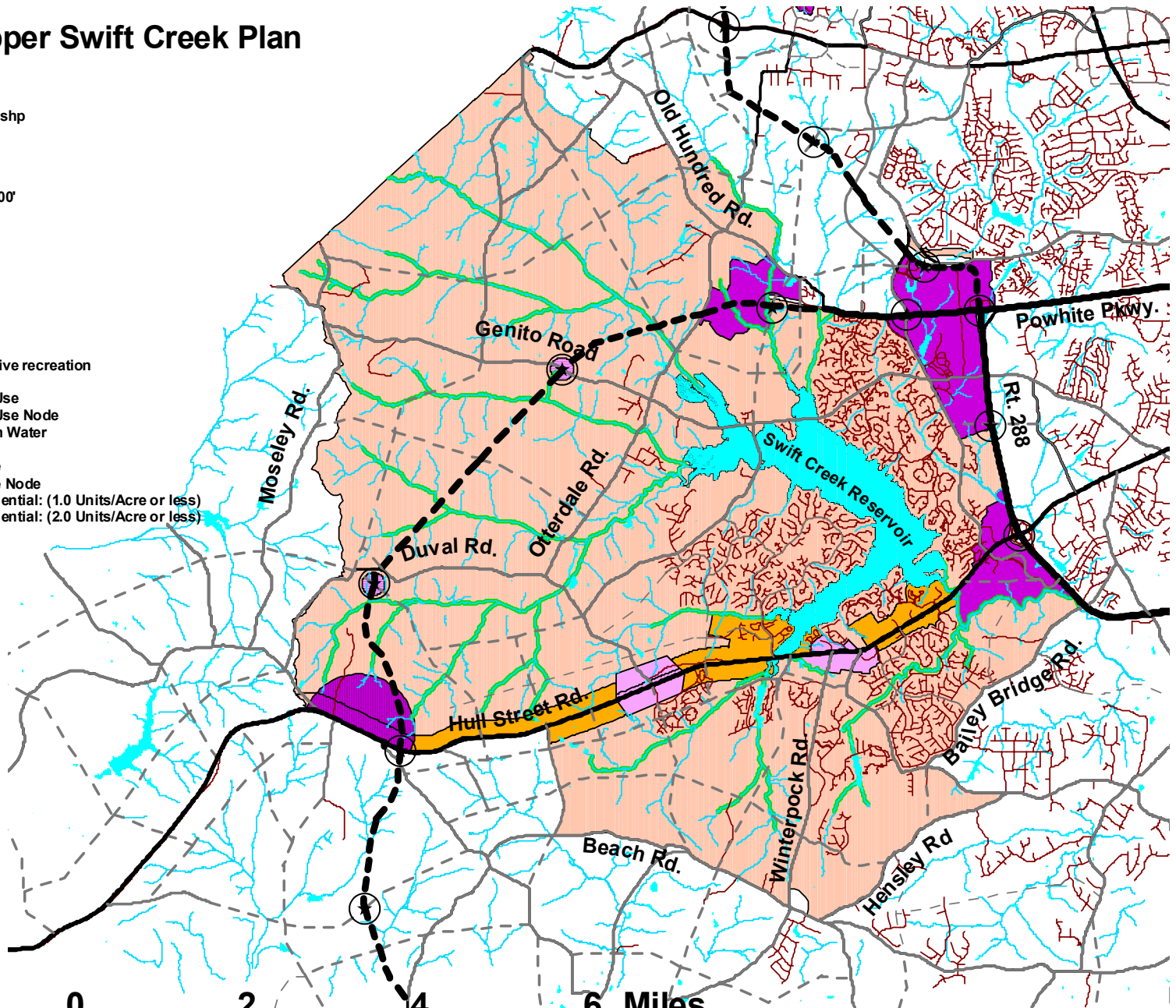
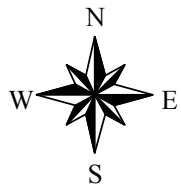
Mixed Use Corridor

Regional Mixed Use

Regional Mixed Use Node

Single Family Residential: (1.0 Units/Acre or less)

Single Family Residential: (2.0 Units/Acre or less)



Upper Swift Creek Plan (current Plan)

★ Use interchanges.shp



Citizen Participation - a series of meetings to:

- Provide background information about:
 - Existing conditions in the area
 - The Comprehensive Plan as a tool
 - The Plan amendment process

Disucuss Issues, opportunities & constraints

Prepare a vision for the future

Draft Land Use
recommendations
prepared by staff

Draft Land Use
recommendations
discussed with
citizens

Draft Plan
amendment with goals &
recommendations
prepared by staff

Draft Plan
discussed
with citizens

Planning
Commission
worksession

